



5 Belfort House, Sydenham Villas,
Dundrum, Dublin 14.

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie



For Sale by Private Treaty

Hunters Estate Agent are delighted to present this bright and spacious superbly presented two bedroom second floor apartment nestled behind electric gates in an exclusive development on Sydenham Villas. No. 5 Belfort House is a tastefully appointed light filled apartment extending to approx. 55sq.m. (592sq.ft) with the added bonus of a large sunny south facing decked balcony and a designated car parking space.

Belfort House is positioned just off Sydenham Villas, a leafy, tranquil cul de sac, which is but a leisurely stroll from Dundrum Village and Town Centre offering an abundance of amenities close by. The Luas stops at both Balally and Dundrum are but minutes walk away and allows for convenient access to the city centre, Sandyford Business Park and the surrounding area. The M50, exit 13, leads to all routes, both north and south and the airport is but a 25 minute drive away.

SPECIAL FEATURES

- » Two bedroom second floor apartment
- » Exclusive gated development
- » Lift to all floors
- » Highly convenient location
- » Audio intercom
- » Double glazed throughout
- » External storage unit
- » Designated car space
- » Fitted flooring, curtains and integrated kitchen appliances to be included in the sale
- » Extending to 55 sq.m. (592 sq.ft.)



ACCOMMODATION

ENTRANCE HALL

4m x 1m (13'1" x 3'1")

Wooden flooring, digital alarm panel, video intercom handset, recessed lighting.

LIVING/DINING/KITCHEN

6.95m x 3.71m (22'8" x 12'1")

Wooden flooring, recessed lighting, t.v. point, glazed door to balcony, opening into:

KITCHEN

Cream high gloss fitted kitchen incorporating Maron Marble worktop areas, Maron marble splash-back and stainless steel sink unit. Quality appliances including Neff oven, Neff 4 ring gas hob, extractor fan over and microwave. Integrated fridge freezer, washer-dryer and dishwasher. Recessed lighting and tiled flooring. Gas fired boiler.

BEDROOM 1

3.59m x 2.85m (11'8" x 9'3")

Double room with fitted wardrobes.

BEDROOM 2

2.78m x 2.76m (9'1" x 9')

Double room with fitted wardrobes.

BATHROOM

2.71m x 1.53m (8'9" x 5')

White suite incorporating bath with shower attachment over, W.C., wash hand basin, fitted mirrored unit with lighting over. Heated towel rail, recessed lighting, fully tiled walls, tiled floor, extractor fan.



OUTSIDE

A most appealing large south facing decked balcony 4.74m x 2.48m. (15'5" x 8'1") with outstanding views over the surrounding area. One designated car space and an external storage unit.

MANAGEMENT COMPANY

Prime Property Management

SERVICE CHARGE: Approximately €1541.00 per annum.

DIRECTIONS

Coming from Dundrum travel along Taney Road. Turn right on to Sydenham Road, continue through traffic lights and crossroads on to Sydenham Villas. Belfort House is the gated development immediately on your right hand side.

BER DETAILS

BER: C2

BER Number: 105040224

Energy Performance Rating: 178.25 kWh/m2/yr

VIEWING

Strictly by prior appointment with sole selling agents, Hunters Estate Agent, Foxrock.

Ph: 01 289 7840

Email: info@huntersestateagent.ie

HUNTERS
ESTATE AGENT

T 01 275 1640 E info@huntersestateagent.ie W www.huntersestateagent.ie

2 Brighton Road, Foxrock, Dublin 18

St Martin's House, Waterloo Road, Dublin 4

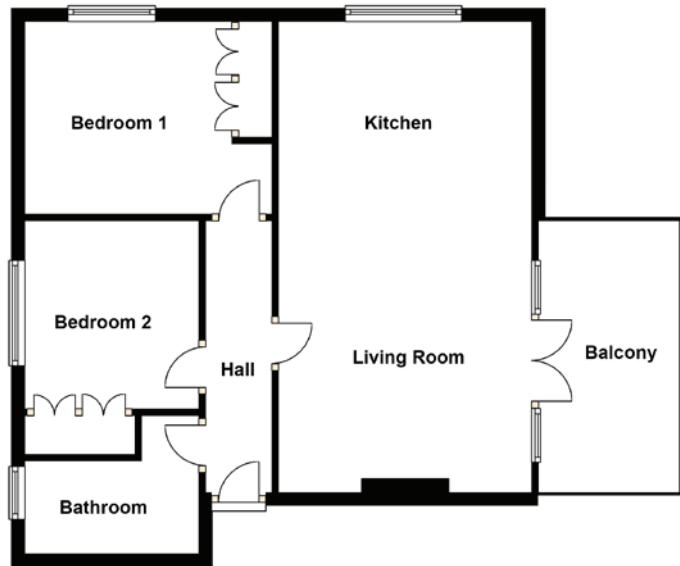
4 Castle Street, Dalkey, Co. Dublin

PSRA Licence no: 001631



Terms and Conditions

These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies.



FLOOR PLAN

Not to scale. For identification purposes only.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2009.